

ESTATE NOTICES**FIRST PUBLICATION****Borkowski, David Benjamin**

a/k/a David B. Borkowski
 a/k/a David Ben Borkowski
 Late of City of Washington
 Washington Co., PA
 File No. 63-23-1277

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Sandra Kay Borkowski,
 366 Liberty Ave., Washington, PA 15301
Attorney: John E. Egers, Jr., Esq., Peacock
 Keller, LLP, 95 W. Beau St., Ste. 600,
 Washington, PA 15301

_____ WCR Vol 104 Issues 3.4.5

Cass, David

Late of Cecil Twp.
 Washington Co., PA
 File No. 63-23-1170

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Terri Brown, 3049 South Park
 Rd., Bethel Park, PA 15102
Attorney: Jeffrey P. Derrico, Esq., Green-
 lee Derrico Posa. LLC., 122 S. McDonald
 St., McDonald, PA 15057

_____ WCR Vol 104 Issues 3.4.5

Coleman, Arthur A.

Late of Beallsville
 Washington Co., PA
 File No. 63-23-1212

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is

hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Ashley V. Stockdill, 797
 Mt. Airy Dr., Youngwood, PA 15697
Attorney: Megan E. Loftis, Esq., 1650
 Broadway Ave., Pittsburgh, PA 15216

_____ WCR Vol 104 Issues 3.4.5

Crimm, Harold R.

a/k/a Harold Rickey Crimm
 Late of Smith Twp.
 Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Donna Codori c/o
Attorney: Frank C. Roney, Jr., Esq.,
 Roney Law Office, 382 W. Chestnut St.,
 Ste. 102, Washington, PA 15301

_____ WCR Vol 104 Issues 3.4.5

Fox, Daniel G.

Late of Meadow Lands
 Washington Co., PA
 File No. 63-23-0938

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

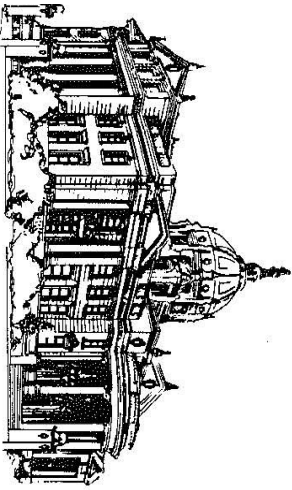
Administratrix: Chellie A. Updyke, 415
 Main St., Kersey, PA 15846
Attorney: Bradley J. Kraus, Esq., 115
 Lafayette St., St. Marys, PA 15857

_____ WCR Vol 104 Issues 3.4.5

WASHINGTON COUNTY REPORTS

Vol. 104, No. 3 AUGUST 3, 2023

119 South College Street, Washington, PA 15301



**SERVING THE LEGAL COMMUNITY
 OF WASHINGTON COUNTY,
 PENNSYLVANIA**

Herron, Elizabeth J.

Late of Peters Twp.
Washington Co., PA
File No. 63-23-1169

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Debra McIlroy Wozniak, 5390 Library Rd., Bethel Park, PA 15102

Attorney: Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228

WCR Vol 104 Issues 3.4.5

Hornickel, Mary C.

a/k/a Mary Constance Hornickel
Late of Washington
Washington Co., PA
File No. 63-23-0953

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: F. Howard Hornickel a/k/a Frank Hornickel, 10 Burkett Lane, Washington, PA 15301

Attorney: Roger J. Gaydos, Esq., 407 Oak Spring Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 3.4.5

Kuisis, Thomas Andrew

Late of Washington
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Gerald J. Kuisis, II, a/k/a Gerald John Kuisis II, 815 Rossmore Ave., Pittsburgh, PA 15226

Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 3.4.5

Kuisis, Thomas Eugene

a/k/a Thomas E. Kuisis
Late of Washington
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator (DBNCTA) or attorney, and all persons indebted to the decedent to make payment to the Administrator (DBNCTA) without delay.

Administrator (DBNCTA): Gerald J. Kuisis, II, a/k/a Gerald John Kuisis II, 815 Rossmore Ave., Pittsburgh, PA 15226

Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 3.4.5

Lucas, David C.

a/k/a David Lucas, a/k/a David Carl Lucas
Late of Burgettstown
Washington Co., PA
File No. 63-23-1093

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Patricia A. Marth, 411 North Ave. Ext., Houston, PA 15342

Attorney: Emmanuel S. Anthon, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 3.4.5

Manko, Pauline Costanzo

a/k/a Pauline C. Manko
a/k/a Pauline Manko
Late of Washington
Washington Co., PA
File No. 63-23-1208

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Valarie S. Costanzo c/o

Attorney: Stephanie M. Sewak, P.C., Esq., 90 W. Chestnut St., Ste. 606, Washington, PA

WCR Vol 104 Issues 3.4.5

McCarthy, Thomas J.

Late of Canonsburg
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Kathleen A. McCarthy, 409 1/2 Second St., Monongahela, PA 15063

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 3.4.5

Schussler, Kurt R.

Late of Canonsburg
Washington Co., PA
File No. 63-23-0664

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor

without delay.

Executor: Sheryl Cunningham, 5637 Clearsprings Dr., Wake Forest, NC 27587
Attorney: Paul A. Tershel, Esq. Tershel & Assoc., 55 S. Main St., Washington, PA 15301

WCR Vol 104 Issues 3.4.5

Warrick, William Melvin

a/k/a William M. Warrick
Late of Hanover Twp.
Washington Co., PA
File No. 63-23-1209

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Lorraine Fleming a/k/a Lorraine Ann Fleming, 303 Point Pleasant Rd., Bulger, PA 15019

Attorney: S. Joseph Schramm, Esq., 1129 Charles St., McKees Rocks, PA 15136

WCR Vol 104 Issues 3.4.5

SECOND PUBLICATION**Bable, George T.**

a/k/a George Theodore Bable
Late of Midway
Washington Co., PA
File No. 63-23-1048

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Jordan Bable, a/k/a Jordan Michael Bable, c/o,

Attorney: Natalie M. Ruschell, Esq., Ruschell and Associates, LLC., P.O. Box 577, Midway, PA 15060

WCR Vol 104 Issues 2.3.4

Clarke, Daniel Wayne

Late of Chartiers Twp.
Washington Co., PA
File No. 63-21-1757

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Administrators or attorney, and all persons indebted to the decedent to make payment to the Co-Administrators without delay.

Co-Administrators: Dora A. Bradel, 160 Black Oak Dr., Pittsburgh, PA 15220 and Stephen M. Clarke, 580 Dutch Glory Rd., Amity, PA 15311

Attorney: Gary M. Zyra, Esq., 314 E. Main St., Carnegie, PA 15106

_____ WCR Vol 104 Issues 2,3,4

Durci, Constance A.

a/k/a Connie Durci, a/k/a Constance Durci
Late of Mount Pleasant Twp.
Washington Co., PA
File No. 63-23-0627

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Lindsay Bowser, a/k/a Lindsay Rae Bowser, c/o,

Attorney: Adam G. Anderson, Esq., Anderson & Labovitz, LLC, 429 Fourth Ave., Ste., 602, Pittsburgh, PA 15219

_____ WCR Vol 104 Issues 2,3,4

Hornak, Joseph R.

Late of Charleroi
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

dent to make payment to the Executor without delay.

Executor: Edward J. Hornak, 155 Adlin Ave., Houston, PA 15342

Attorney: John T. Hofrichter, 144 N. Main St., Washington, PA 15301

_____ WCR Vol 104 Issues 2,3,4

Kress, Arthur C.

Late of McDonald Borough
Washington Co., PA
File No. 63-23-1116

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Marcy McCurdy, 234 Hooks Lane, Canonsburg, PA 15317

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa. LLC, 122 S. McDonald St., McDonald, PA 15057

_____ WCR Vol 104 Issues 2,3,4

Neel, Jeffrey A.

a/k/a Jeffrey Allen Neel
Late of Washington
Washington Co., PA
File No. 63-23-0930

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executor or attorney, and all persons indebted to the decedent to make payment to the Co-Executor without delay.

Co-Executor: Mark Anthony Mounts, 216 E. McNutt St., Houston, PA 15342 and Robert Hubert Reasbeck, III, 172 Dodd Dr., Washington, PA 15301

Attorney: Robert J. Krall, 83 Edgington Lane, Wheeling, WV 26003

_____ WCR Vol 104 Issues 2,3,4

Pettigrew, Jr., Matthew H.

Late of Washington
Washington Co., PA
File No. 63-23-1062

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Matthew H. Pettigrew, III, 1004 Breezewood Dr., Canonsburg, PA 15317

Attorney: Roger J. Gaydos, Esq., 407 Oak Spring Rd., Canonsburg, PA 15317

_____ WCR Vol 104 Issues 2,3,4

Porter III, Glenn Edward

Late of Charleroi
Washington Co., PA
File No. 63-23-1172

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Eric Porter, 24 Esther St., Charleroi, PA 15022

Attorney: Michael F. Santicola, Esq., 722 Turnpike St., Beaver, PA 15009

_____ WCR Vol 104 Issues 2,3,4

Prunty, Ida Jane

a/k/a Ida J. Prunty
Late of Monongahela
Washington Co., PA
File No. 63-23-1182

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

without delay.

Executrix: Cheryl Jane Prunty, 4427 E. Amberwood Dr., Phoenix, AZ 85048

_____ WCR Vol 104 Issues 2,3,4

Quader, Clara M.

a/k/a Clara Quader
Late of Atlasburg
Washington Co., PA
File No. 63-23-1111

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Christa Holmes, 13 Charles Street, Burgettstown, PA 15021

Attorney: E. J. Julian, Esq., 71 N. Main St., Washington, PA 15301

_____ WCR Vol 104 Issues 2,3,4

Satifka, Patrick Michael

Late of Coal Center
Washington Co., PA
File No. 63-23-1151

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kathy Forbes, 18904 Latigo St., Apple Valley, CA 92308

Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

_____ WCR Vol 104 Issues 2,3,4

Ward, Mary Ellen

a/k/a Mary K. Ward
Late of Bentleyville Borough
Washington Co., PA
File No. 63-22-1841

The Register of Wills has granted Letters

on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Allison J. Ward, 108 Pierson Ave., Bentleyville, PA 15314
Attorney: Christopher Michael Simms, Esq., 54 S. Washington St., Waynesburg, PA 15370

WCR Vol 104 Issues 2,3,4

Zimmerman, Allan Andrew
 a/k/a Allan A. Zimmerman
 Late of Hickory
 Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Patricia A. Platts, 51 Hickory Rd., Scenery Hill, PA 15360
Attorney: Steven R. Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 2,3,4

THIRD PUBLICATION

Auth, Julia L.
 a/k/a Julia Auth
 Late of Fallowfield Twp.
 Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Peggy A. Pellegrini, 5 Albert Ave., Monongahela, PA 15063
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 1,2,3

Beck, Carole Yeager Novak
 Late of Washington
 Washington Co., PA
 File No. 63-22-11342

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Deborah Gatten Codute, 2100 Heritage Ave. #8204, Eules, TX 76039
Attorneys: E.J. Julian, Esq., 71 N. Main St., Washington, PA, 15301 and
 Charles E. Kurowski, Esq., P.O. Box 331, Washington, PA 15301

WCR Vol 104 Issues 1,2,3

Chicora, Sr., Paul Joseph
 a/k/a Paul Chicora
 a/k/a Paul J. Chicora, Sr.
 Late of Marianna
 Washington Co., PA
 File No. 63-23-1131

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Paula Jean Patterson, 37 Barnard Ave. P.O. Box 621, Marianna, PA 15345
Attorney: E. J. Julian, Esq., 71 N. Main St., Washington, PA 15301

WCR Vol 104 Issues 1,2,3

Ciocco, Michael L.
 Late of Chartiers Twp.
 Washington Co., PA

File No. 63-23-1086

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Lucy Ciocco Hauser a/k/a Lucy Hauser, 210 Roth St., Houston, PA 15342
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614 Washington Trust Bldg., Washington, PA 15301

WCR Vol 104 Issues 1,2,3

Divelbliss, Terry L.
 Late of Peters Twp.
 Washington Co., PA
 File No. 63-23-0969

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Barbara Y. Divelbliss, 223 Village Green Dr., McMurray, PA 15317
Attorney: John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Floor, Pittsburgh, PA 15222-1005

WCR Vol 104 Issues 1,2,3

Graham, Richard Hugh
 Late of Washington
 Washington Co., PA
 File No. 179-60-0275

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: David Graham, 2915 Pyramid Ave., Pittsburgh, PA 15227
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 104 Issues 1,2,3

Kandrlick, Janet
 a/k/a Janet Cecelia Kandrlick
 Late of North Charleroi Borough
 Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Patricia A. Gray, 528 Isabella Ave., N. Charleroi, PA 15022
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 1,2,3

Kral, Jr., Anton
 Late of Union Twp.
 Washington Co., PA
 File No. 63-23-1002

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Stephanie Kral, 6321 Waldon St., Pittsburgh, PA 15217
Attorney: Thomas M. Butz, Esq., 125 Technology Dr., Suite 202, Canonsburg, PA 15317

WCR Vol 104 Issues 1,2,3

Myers, Marianne
 Late of Meadowlands
 Washington Co., PA
 File No. 63-23-01141

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having

claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Nancy M. McCracken, 1690 S. Bridge Rd., Washington, PA 15301
Attorney: Kevin M. Hanley, Esq., 367 Indian Ridge Dr., Coraopolis, PA 15108

_____ WCR Vol 104 Issues 1,2,3

Pihakis, Pamela

a/k/a Pamela Jo Pihakis
Late of Canonsburg
Washington Co., PA
File No. 63-23-1084

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: George E. Pihakis, 293 Pacolet Terrace, The Villages, FL 32162
Attorney: Jarrod T. Takah, Esq., Tershel & Associates, Helena Professional Bldg. 55 South Main St., Washington, PA 15301

_____ WCR Vol 104 Issues 1,2,3

Reese, Janet M.

Late of Washington
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executrix or attorney, and all persons indebted to the decedent to make payment to the Co-Executrix without delay.

Co-Executrix: Susan R. Gregg, 104 Armstrong Drive, Washington, PA 15301, and Sheila R. Shuba, 82 Weaver Run Road., Washington, PA 15301

Attorney: Kathleen Smith-DeLach, Esq., Phillips, Phillips & Smith-DeLach, P.C.,

29 East Beau St., Washington, PA 15301
_____ WCR Vol 104 Issues 1,2,3

Sowinski, Helen N.

Late of Twp. Of Cecil
Washington Co., PA
File No. 6323-1010

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Cynthia A. Bryan c/o
Attorney: David S. DeRose, Esq., Quatrini Law Group, 550 E. Pittsburgh St., Greensburg, PA 15601

_____ WCR Vol 104 Issues 1,2,3

Thompson, Karen Lee

a/k/a Karen L. Thompson
Late of Canonsburg
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Joseph S. Thompson, 2320 Benson Ave., Pittsburgh, PA 15216
Attorney: David Bayard Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

_____ WCR Vol 104 Issues 1,2,3

Zimmer, Dawn M.

Late of Borough of Donora
Washington Co., PA
File No. 63-23-1028

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to

make payment to the Executor without delay.

Executor: Nicole R. Jones, 2803A Kramer Ave., South Park, PA 15129
Attorney: Mark E. Ramsier, Esq., 823 Broad Ave., Belle Vernon, PA 15012

_____ WCR Vol 104 Issues 1,2,3

CORPORATION NOTICES

DIANA C. BRUCE, ESQUIRE, MEYER, UNKOVIC & SCOTT LLP, Attorney(s), 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on July 14, 2023 with respect to a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the corporation is **Seeds in the Pod, Inc.**

_____ WCR Vol 104 Issue 3

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 20, 2023, for the conduct of a business in Washington County, Pennsylvania.

The assumed or fictitious name, style or designation: **SUPERBODIES by Nat**
The address of the principal place of business: 72 Hillcrest Dr., Charleroi, PA 15022-2516.

The name(s) and/or address(es) of all persons owning or interested in said business: Natalie Raitano, **SUPERBODIES, LLC**, 72 Hillcrest Dr., Charleroi, PA 15022-2516.

Hergenroeder Rega Ewing
& Kennedy, LLC
Centre City Tower,
650 Smithfield St., Ste. 1700
Pittsburgh, PA 15222

_____ WCR Vol 104 Issue 3

SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, SEPTEMBER 8, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our website and watch for news release for more information.

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be deducted from the winning bidder's account at the **completion of the sale** and the balance will be due on or before the following **WEDNESDAY at 4:00 o'clock P.M.** at the Sheriff's Office. If the balance of payment is not made by Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

CALIFORNIA

PNC BANK, NATIONAL ASSOCIATION

vs

MELISSA WHITESKUNK AND JACOB DANIEL WHITESKUNK

DOCKET #: 2022-4079
JUDGEMENT: \$267,920.05

In the Commonwealth of Pennsylvania, Washington County, California Borough (Formerly East Pike Run Twp);

Address: 417 WEST MALDEN DRIVE, COAL CENTER, PA 15423

Tax #: 080-050-00-00-0005-01

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 104 Issues 3.4,5

CECIL

U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust

vs

DENNIS J. WILLIAMS AND THE UNITED STATES OF AMERICA

DOCKET #: 2022-53
JUDGEMENT: \$294,870.41

In the Commonwealth of Pennsylvania, Washington County, Cecil Township;

Address: 112 MAWHINNEY ROAD, CECIL, PA 15321

Tax #: 140-007-00-00-0052-01

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 104 Issues 3.4,5

CHARTIERS

DEUTSCHE BANK TRUST COMPANY AMERICAS, ET AL

vs

JEFFREY P. JONES

DOCKET #: 2023-1210
JUDGEMENT: \$60,797.76

In the Commonwealth of Pennsylvania, Washington County, Chartiers Township;

Address: 190 ARDEN ROAD A/K/A 190 ARDEN MINES ROAD, WASHINGTON, PA 15301

Tax #: 170-018-00-00-0016-05

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC, (215) 572-8111

WCR Vol 104 Issues 3.4,5

CHARTIERS (Cont'd)

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

vs

JOSEPH L. ROZANC, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JOSEPH L. ROZANC AKA JOSEPH L. ROZANC, III

DOCKET #: 2022-6057
JUDGEMENT: \$23,401.19

In the Commonwealth of Pennsylvania, Washington County, Chartiers Township;

Address: 647 LONGVUE DRIVE, HOUSTON, PA 15342

Tax #: 170-016-09-04-0019-00

Improvements: Residential Dwelling

Attorney: TUCKER ARENSBERG, P.C., (412) 566-1212

WCR Vol 104 Issues 3.4,5

EAST BETHLEHEM

TOWD POINT MORTGAGE TRUST 2015-2, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE

vs

ROBERT M. RICE AND RYANNE J. BEGLIN A/K/A RYANNE J. RICE

DOCKET #: 2022-6800
JUDGEMENT: \$58,514.55

In the Commonwealth of Pennsylvania, Washington County, East Bethlehem Township;

Address: 2432 SANDY PLAINS ROAD, CLARKSVILLE, PA 15322

Tax #: 260-004-02-06-0009-00 & 260-004-02-06-0007-01 (2)

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9521

WCR Vol 104 Issues 3.4,5

ELLSWORTH

DLJ MORTGAGE CAPITAL INC.

vs

JOSEPH DANIEL KUDLAC

DOCKET #: 2022-8987
JUDGEMENT: \$86,320.08

In the Commonwealth of Pennsylvania, Washington County, Ellsworth Borough;

Address: 43 CHERRY STREET, ELLSWORTH, PA 15331

Tax #: 040-007-00-00-0004-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 104 Issues 3.4,5

FALLOWFIELD

SANTANDER BANK, N.A.

vs

PETER MOLDOVAN, III AND JENNIFER MOLDOVAN

DOCKET #: 2022-6774
JUDGEMENT: \$87,367.45

In the Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

Address: 358 TWIN BRIDGES ROAD, CHARLEROI, PA 15022

Tax #: 320-009-00-00-0021-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC, (844) 856-6646

WCR Vol 104 Issues 3.4,5

FALLOWFIELD (Cont'd)**FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL**

vs

DEBORAH PAINTER, In Her Capacity as Administratrix and Heir to the ESTATE OF KENNETH PAINTER, DECEASED**DOCKET #: 2023-1020****JUDGEMENT: \$33,424.94**In the Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

Address: 54 VAN VOORHIS LANE, VAN VOORHIS, PA 15366

Tax #: 320-005-01-04-0019-00

Improvements: Residential Dwelling

WCR Vol 104 Issues 3,4,5**MOUNT PLEASANT****TRUIST BANK**

vs

SHELBY T. TONTI**DOCKET #: 2019-736****JUDGEMENT: \$168,852.97**In the Commonwealth of Pennsylvania, Washington County, Mount Pleasant Township;

Address: 13 EBERLE ROAD, HICKORY, PA 15340

Tax #: 460-003-00-00-0019-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG & CONWAY, (215) 790-1010

WCR Vol 104 Issues 3,4,5**NORTH STRABANE****SANTANDER BANK, N.A.**

vs

TAMI J. ELEWSKI-ILER**DOCKET #: 2023-905****JUDGEMENT: \$97,874.28**

In the Commonwealth of Pennsylvania,

Washington County, North Strabane Township;

Address: 123 GREENWOOD DRIVE, CANONSBURG, PA 15317

Tax #: 520-013-06-02-0007-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC, (844) 856-6646

WCR Vol 104 Issues 3,4,5**NOTTINGHAM****PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK**

vs

CHARLES B. GUPTON AND KELLY A. GUPTON**DOCKET #: 2023-1188****JUDGEMENT: \$98,849.48**In the Commonwealth of Pennsylvania, Washington County, Nottingham Township;

Address: 5 MUNNTOWN ROAD, EIGHTY FOUR, PA 15330

Tax #: 530-002-00-00-0024-01

Improvements: Residential Dwelling

Attorney: TUCKER ARENSBERG, P.C., (412) 566-1212

WCR Vol 104 Issues 3,4,5**PETERS****U.S. BANK NATIONAL ASSOCIATION, as Trustee for American General Mortgage Loan Trust 2009-1, ET AL**

vs

BRIAN CHALFONT, Known Heir of WILLIAM T. CHALFONT, DECEASED, ET AL**DOCKET #: 2023-1049****JUDGEMENT: \$104,402.66**In the Commonwealth of Pennsylvania, Washington County, Peters Township;

Address: 284 SCOTT LANE, VENETIA, PA 15367

Tax #: 540-002-00-00-0040-34C

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP, (610) 278-6800

WCR Vol 104 Issues 3,4,5**PETERS (Cont'd)****FLEXOSPAN STEEL BUILDINGS, INC.**

vs

McCLURE CONSTRUCTION CO., LLC**DOCKET #: 2021-7495****JUDGEMENT: \$1,409,239.42**In the Commonwealth of Pennsylvania, Washington County, Peters Township;

Address: 110 MOORE DRIVE, McMURRAY, PA 15317

Tax #: 540-011-03-02-0009-01 & 540-011-03-02-0009-02 (2)

Improvements: Residential Dwelling, additional lot

Attorney: KNOX MCLAUGHLIN GORNALL & SENNETT, P.C., (814) 459-2800

WCR Vol 104 Issues 3,4,5**PETERS (Cont'd)****PENNYMAC LOAN SERVICES LLC**

vs

SELINA M. LITTELL a/k/a SELINA LITTELL, As Executrix of the ESTATE OF RICHARD MITCHELL a/k/a RICHARD ARLEN MITCHELL, III, DECEASED**DOCKET #: 2022-8138****JUDGEMENT: \$306,850.43**In the Commonwealth of Pennsylvania, Washington County, Peters Township;

Address: 384 JUSTABOUT ROAD, VENETIA, PA 15367

Tax #: 540-006-00-00-0038-00

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215) 942-2090

WCR Vol 104 Issues 3,4,5**SOMERSET****U.S. BANK NATIONAL ASSOCIATION, as Indenture Trustee for the CIM Trust 2019-R3 Mortgage-Backed Notes, Series 2019-R3**

vs

MARK JOSEPH RUDY, a/k/a MARK RUDY, Administrator of the ESTATE OF ANDREW H. RUDY a/k/a ANDREW HARRY RUDY, DECEASED**DOCKET #: 2022-6154****JUDGEMENT: \$89,896.49**In the Commonwealth of Pennsylvania, Washington County, Somerset Township;

Address: 2798 ROUTE 136, EIGHTY FOUR, PA 15330

Tax #: 580-008-01-01-0004-00

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP, (610) 278-6800

WCR Vol 104 Issues 3,4,5**TWILIGHT****THE BANK OF NEW YORK MELLON, ET AL**

vs

RANDIE YOWONSKE, Solely in His Capacity as Heir of FRED YOWONSKE, DECEASED, ET AL**DOCKET #: 2022-1428****JUDGEMENT: \$69,621.79**In the Commonwealth of Pennsylvania, Washington County, Twilight Borough;

Address: 178 NORTH AVENUE, CHARLEROI, PA 15022

Tax #: 630-018-00-00-0001-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 104 Issues 3,4,5

UNION

**FIRST NATIONAL BANK OF
PENNSYLVANIA**

vs

MARY E. MOROSETTI

DOCKET #: 2022-6466

JUDGEMENT: \$171,399.35

In the Commonwealth of Pennsylvania,
Washington County, Union Township;

Address: 6040 STATE ROUTE 88,
FINLEYVILLE, PA 15332

Tax #: 640-003-01-01-0020-03

Improvements: Residential Dwelling

Attorney: GRENE & BIRSIC, P.C.,
(412) 281-7650

WCR Vol 104 Issues 3,4,5

Washington County, West Brownsville
Borough;

Address: 400 ADAMS AVENUE,
BROWNSVILLE, PA 15417

Tax #: 675-019-00-01-0017-00

Improvements: Residential Dwelling

Attorney: PINCUS LAW GROUP PLLC,
(484) 575-2201

WCR Vol 104 Issues 3,4,5

WASHINGTON

**U.S. BANK NATIONAL ASSOCIA-
TION, not in its individual capacity but
solely as trustee for the RMAC Trust,
Series 2018-G-CTT**

vs

**FRED N. MILLER AND
KINSEY L. DEAN**

DOCKET #: 2022-4224

JUDGEMENT: \$145,474.78

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;

Address: 9 CORE STREET, WASHING-
TON, PA 15301

Tax #: 770-005-00-02-0007-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE & AS-
SOCIATES, LLC, (215) 886-8790

WCR Vol 104 Issues 3,4,5

WEST BROWNSVILLE

**LEGACY MORTGAGE ASSET
TRUST 2019-GS7**

vs

ANGELA M. SLUSARCZYK

DOCKET #: 2012-4447

JUDGEMENT: \$49,180.33

In the Commonwealth of Pennsylvania,